“May this important work succeed and prosper – may it more than realize our warmest hopes – and may it restore and perpetuate the trade and prosperity of Alexandria.” - Alexandria Gazette, December 4, 1843
Realizing the Vision

Existing Parks

Founders Park

Oronoco Bay Park

Rivergate Park

Daingerfield Island
Realizing the Vision

Public Spaces

*Ford’s Landing Boardwalk*

*Tide Lock Park – Canal Center*

*City Dock - Marina*
Realizing the Vision

Redevelopment

*The Strand*  
*Rivergate*  
*Canal Center Plaza*  
*Ford’s Landing*
Realizing the Vision

Opportunity Areas

Robinson Terminal South, Cummings/Turner, and Dandy Lots

Foot of King Street

Robinson Terminal North
Community Participation

• **April 2009 - April 2010**
  14 meetings including various worksessions

• **May – September 2010**
  18 meetings

• **October- December 2010**
  approximately 50 meetings at the individual stakeholder level
Summary of Comments

• How will the Plan...
  – address parking
  – minimize pedestrian and vehicular congestion
  – protect and enhance open space
  – manage redevelopment
  – ensure compatibility with surrounding neighborhoods
  – pay homage to Alexandria’s rich history
  – incorporate public art and creative interpretation
  – provide greater accessibility
  – create and maintain a sustainable economic and environmental future for the Waterfront
  – implement its vision
Benefits of a Plan

Guide redevelopment

Cummings Warehouse

Cummings and Turner Properties

Robinson Terminal North

Robinson Terminal North

Robinson Terminal South
Benefits of a Plan

Connections: continuous waterfront access
Benefits of a Plan

Connections: streets and alleys
Benefits of a Plan

Adding new waterfront public spaces
Benefits of a Plan

Adding new waterfront public spaces
Benefits of a Plan

- **Total Current Public Space** (Point Lumley Park, Roberdeau Park, Waterfront and King Street Parks): 2.3 ac.

- **Plan Implemented Public Space** (Redesigned Waterfront Park, Fitzgerald Square, Expanded Point Lumley Park, Expanded Roberdeau Park): 1.3 acres

- **Other Public Space** (Pedestrianized King St. and Strand St., Prince Street-End, Piers): 1.2 acres

- **Public Space resulting from Private Redevelopment** (Robinson Terminal North – Not Shown, and Robinson Terminal South): 2.5 acres

**Total Net Gain:** 5.0 Acres

**Total Public Space:** 7.3 Acres

*Note: Areas Approximated*

12/14/2010

Waterfront Plan Community Meeting
Benefits of a Plan

A waterfront for today’s Alexandria, grounded by our heritage

Working Seaport  Gateway  Witness to War  Foundations  Origins  Transformations  Ambitions

Gateway South  The Strand  Torpedo Factory  Founders Park  Oronoco Bay  Gateway North

Martha & Queen St - Witness to War
King Street & Union St - Gateway
- Working Seaport -
- Foundations -

West’s Point - Origins -
- Oronoco Bay Park Transformations -
Riversgate and Canal - Ambitions -
Benefits of a Plan

Public art, inspired by the confluence of art, culture, history and nature
Benefits of a Plan

Commerce
Benefits of a Plan

Neighborhood character and compatibility
Benefits of a Plan

Adequate parking through the life of the plan

- The land adjacent to the water is for people, not cars.
- Do not build new spaces until all existing spaces are used.
- Protect nearby neighborhoods from excessive parking impacts from Waterfront visitors.
- Move some uses closer to existing parking.
- Parking for certain waterfront uses – cultural, retail and restaurant locations – should be nearby.
- New hotel, office and residential uses should provide parking on-site.
Benefits of a Plan

Adequate parking through the life of the plan

- Parking spaces today: 2,693
- Parking spaces used today: 1,972
- Parking spaces available today: 721

- Added parking demand: 390
- Surface parking spaces reduced: 171
- Needed for the future: 561

- Public garage valet: 633
- Private garage spaces: 460
- Private garage spaces (with valet): 337
- Additional spaces: 1,430
Benefits of a Plan

Directing visitors to parking garages effectively
Phased implementation: costs

- Flood mitigation: $8-10 million
- Bulkhead and esplanade: $4-6 million
- Piers and harbor area: $5-7 million
- Strand parks: Fitzgerald, Waterfront, Point Lumley: $9-11 million
- Founders, Oronoco, and Rivergate Parks: $4-5 million
- Other (Food Court area, etc): $1-2 million
- Total: $32-42 million
Benefits of a Plan

Phased implementation: revenues

- Redevelopment property tax
- Additional meals tax
- Additional sales tax
- Additional lodging tax
- Other:
  - Increased sales per visitor
  - Increased sales on King Street
  - Ground rent: Beachcomber, new Strand building
  - Other taxes and fees
Waterfront north of Founders Park
View of Oronoco Bay Park
View of Oronoco Bay Park
Views from the foot of Montgomery Street
Waterfront Plan Model Tour
King Street and the Waterfront
King Street and the Waterfront
King Street and the Waterfront
King Street and the Waterfront
King Street and the Waterfront
King Street and the Waterfront
King Street and the Waterfront

Former design for harbor and marina area
King Street and the Waterfront

Former design for harbor and marina area
Former design for harbor and marina area
King Street and the Waterfront
Fitzgerald Square
King Street and the Waterfront
King Street and the Waterfront
Fitzgerald Square
Waterfront Park
Waterfront Park
Waterfront Plan Community Meeting

Waterfront Park area
Waterfront Park area

Today: public space = 66,534 sf

Proposed: public space = 78,550 sf
An active edge for Waterfront Park
An active edge for Waterfront Park
An active edge for Waterfront Park
An active edge for Waterfront Park
An active edge for Waterfront Park
An active edge for Waterfront Park
The Beachcomber
Point Lumley
Point Lumley
Evoking the historic shoreline
Creating a cultural anchor
Creating a cultural anchor

**Warehouse**
10 Prince Street
Reconstructed after 1897 fire

**Fowle Warehouse**
204 South Union St.
First floor--1852
Upper floors- 1890s

**Wattles Corn Mill**
206 S. Union St.
1843, modified 1912
Redevelopment principles

- Follow historic development pattern and evoke history in the architecture
- Emphasize neighborhood compatibility in design, land uses, and parking
- Maintain 50 foot height limit; parking on-site.
- New development must contribute to public benefits (parks, piers, walkways, restoration of historic buildings, etc).
- Along the water and facing parks: encourage uses that welcome the public.
Strand redevelopment
Strand redevelopment
Strand redevelopment
Torpedo Factory, Food Court and Chart House
Torpedo Factory, Food Court and Chart House
Torpedo Factory, Food Court and Chart House
Torpedo Factory, Food Court and Chart House
Torpedo Factory, Food Court and Chart House
Harbor and Marina

Former design for harbor and marina area
Harbor and Marina

Current design for harbor and marina area
Next on the agenda for tonight

• Break for ½ hour to ask questions and see the model and displays.
• At 7:45 join a table.
• At 8:15: report out initial reactions and guidance for staff